

Big Six Towers, Inc.
60-10 Queens Boulevard
Woodside, NY 11377

MINUTES OF THE BOARD OF DIRECTORS' MEETING

DATE: December 9th, 2025

6:00 PM MONTHLY BOARD MEETING

PRESENT:

- George Zuniga– President
- Israel Martinez – Vice-President
- Ernestine Williams – Treasurer
- Jonathan Bocanumenth – Secretary – *late (7:46PM)*
- Carmen Maysonet- Director
- Peter Nowik – Director

METRO MANAGEMENT DEVELOPMENT:

- Melisa Zimonjic - General Manager
- Analvi Tavarez – Assistant General Manager

GUEST:

- Michael T Reilly – Norris McLaughlin
- Hunter Oslen – Live View Technology

ABSENT:

- Ali Haider - Director
- Denise Keehan-Smith - Director
- Rafiqul Bhuiyan- Director

The Board Meeting was called to order at 6:13PM as an open session.

Voting on the November 11th, 2025, Monthly Board Meeting and the November 20th, 2025, Special Board Meeting were tabled to next month's Board Meeting due to not having quorum.

Motion to approve December 1st, 2025, special Board Meeting minutes.

- Ernestine Williams moved, Peter Nowik seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, George Zuniga and Carmen Maysonet approved. Motion carried 5-0.

Motion to table the Spectrum Marketing Agreement pending further discussion with AKAM/Metro Management to negotiate a reduced contract term and to obtain detailed clarification on the specific marketing materials to be submitted.

- George Zuniga moved, Israel Martinez seconded, to approve. Ernestine Williams, George Zuniga, and Israel Martinez approved. Peter Nowik and Carmen Maysonet opposed. Motion carried 3-2.

The Board Meeting was called at 7:28PM as a closed session.

Jonathan Bocanumenth arrived at 7:46PM

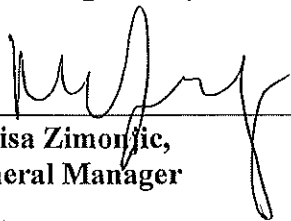
Motion to approve Gina's Pizzeria request to exercise their option to extend their lease for an additional five (5) year term, with all existing terms and conditions of the lease to remain in full effect.

- **Carmen Maysonet moved, Peter Nowik seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, George Zuniga, Jonathan Bocanumenth, and Carmen Maysonet approved. Motion carried 6-0.**

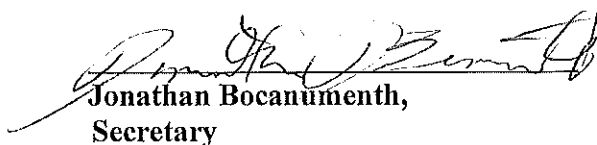
Motion to move forward with the BuildingLink contract renewal for the year 2026.

- **Israel Martinez moved, Jonathan Bocanumenth seconded, to approve. Ernestine Williams, Peter Nowik, Israel Martinez, George Zuniga, Jonathan Bocanumenth, and Carmen Maysonet approved. Motion carried 6-0.**

The meeting was adjourned at 9:16PM.



Melisa Zimonjic,
General Manager



Jonathan Bocanumenth,
Secretary